

APN: Right of Way
No APN Assigned

Mail tax statements to:
Silverwing Development
9650 Gateway Drive, Suite 201
Reno, Nevada 89521
ATTN: J Carter Witt III

When recorded, return original to:
City of Sparks
P.O. Box 857
Sparks, Nevada 89432-0857
Attn: City Clerk

City of Sparks

ORDER VACATING RIGHT OF WAY WITH RESERVATION OF EASEMENTS

WHEREAS Over the years, the City of Sparks received dedications of right of way for streets and alleys located in central downtown Sparks and;

WHEREAS a petition has been made to the City to vacate portions of 14th Street, 13th Street, and the B/C Alley as described in Exhibit "A" and depicted on Exhibits "B", attached hereto and by reference made a part hereof, in accordance with NRS 278.480, and said petition was reviewed by the Sparks City Council following a public hearing held on October 26, 2015, and;

WHEREAS notice was given by certified mail to each owner of property abutting the proposed abandonment, and was published in accordance with NRS 278.480(3), a public hearing was conducted by this Council and as a result of the hearing, the Sparks City Council finds that the public will not be materially injured by the proposed vacation,

NOW THEREFORE IT BE ORDERED BY THE CITY COUNCIL OF THE CITY OF SPARKS, NEVADA

Section 1. That under the provisions of NRS 278.480 (6), all existing utility easements over the land described in Exhibit "A" shall remain in full force and effect in accordance with their terms; and

Section 2. The City of Sparks does hereby VACATE all of its rights regarding the property described in Exhibit "A" and depicted on Exhibit "B", hereto and by reference made a part hereof, TO THE PARTIES LEGALLY ENTITLED THERETO (as provided in NRS 278.480 and other provisions of Nevada law).

Section 3. The officers of the City are hereby authorized and directed to take all action necessary to effectuate the provisions of this resolution and to accomplish its purposes, including the recording of this resolution and order in the official records of Washoe County, Nevada. The City Clerk is hereby authorized to execute any documents intended to accomplish the purposes of this order.

Section 4. If any provision in this resolution and order is deemed invalid or unconstitutional by any court of competent jurisdiction, such offending provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions herein.

PASSED AND ADOPTED ON THE 26th day of October, 2015

APPROVED this _____ day of October, 2015.

By _____
Geno R. Martini, Mayor

ATTEST:

APPROVED TO FORM:

By _____
Teresa Gardner
City Clerk

By _____
Shirle Eiting
Sr. Assistant City Attorney

STATE OF NEVADA)

Acknowledgment in Representative Capacity

WASHOE COUNTY)

This instrument was acknowledged before me on _____

by Geno R. Martini.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION ABANDONMENT AREA 1

A parcel of land located within a portion of the southeast one quarter of Section 5, Township 19 North, Range 20 East, M.D.M., City of Sparks, Washoe County, Nevada and being more particularly described as follows:

BEGINNING at a point from which the southeast corner of said Section 5 bears South 85°53'31" East, a distance of 1859.08 feet; thence North 88°40'57" West, a distance of 26.13 feet; thence North 01°24'31" East, a distance of 139.90 feet; thence North 88°39'31" West, a distance of 300.03 feet to a point on the easterly right of way line of Victorian Plaza Circle; thence North 01°20'29" East, a distance of 34.00 feet along the easterly right of way line of Victorian Plaza Circle; thence departing said easterly right of way line, South 88°39'31" East, a distance of 286.40 feet; thence North 46°20'21" East, a distance of 7.07 feet; thence South 43°39'39" East, a distance of 48.93 feet; thence South 01°20'29" West, a distance of 144.29 feet to the POINT OF BEGINNING. Containing 14314 square feet, more or less.

Bearings are based on the grid bearing between City of Sparks GPS control points 2057 & 2010 per Record of Survey 3885 as recorded within the Official Records of Washoe County, Nevada. (North 87°02'39" East)

LEGAL DESCRIPTION ABANDONMENT AREA 2

A parcel of land located within a portion of the southeast one quarter of Section 5, Township 19 North, Range 20 East, M.D.M., City of Sparks, Washoe County, Nevada and being more particularly described as follows:

BEGINNING at a point lying on the easterly right of way line of Victorian Plaza Circle from which the southeast corner of said Section 5 bears South 79°19'28" East, a distance of 2212.19 feet; thence North 01°21'24" East, a distance of 19.97 feet; thence departing said easterly right of way line, South 88°39'31" East, a distance of 20.47 feet; thence South 47°03'50" West, a distance of 28.60 feet to the POINT OF BEGINNING. Containing 204 square feet, more or less.

Bearings are based on the grid bearing between City of Sparks GPS control points 2057 & 2010 per Record of Survey 3885 as recorded within the Official Records of Washoe County, Nevada. (North 87°02'39" East)

LEGAL DESCRIPTION
ABANDONMENT AREA 3

A parcel of land located within a portion of the southeast one quarter of Section 5, Township 19 North, Range 20 East, M.D.M., City of Sparks, Washoe County, Nevada and being more particularly described as follows:

BEGINNING at a point lying on the easterly right of way line of Victorian Plaza Circle from which the southeast corner of said Section 5 bears South 76°36'48" East, a distance of 2232.01 feet; thence South 43°38'36" East, a distance of 28.32 feet; thence North 88°39'31" West, a distance of 20.02 feet to a point on the easterly right of way line of Victorian Plaza Circle; thence North 01°21'24" East, a distance of 20.03 feet to the POINT OF BEGINNING. Containing 201 square feet, more or less.

Bearings are based on the grid bearing between City of Sparks GPS control points 2057 & 2010 per Record of Survey 3885 as recorded within the Official Records of Washoe County, Nevada. (North 87°02'39" East)

LEGAL DESCRIPTION
ABANDONMENT AREA 4

A parcel of land located within a portion of the southeast one quarter of Section 5, Township 19 North, Range 20 East, M.D.M., City of Sparks, Washoe County, Nevada and being more particularly described as follows:

BEGINNING at a point lying at the intersection of the northerly right of way line of Avenue Of The Oaks and the westerly right of way line of 13TH Street and being further described as the southeast corner of Parcel A as shown on Dedication Tract Map No. 4887 as filed within the Official Records of Washoe County Nevada as File No. 3692370, from which the southeast corner of said Section 5 bears South 75°27'31" East, a distance of 1952.08 feet; thence North 01°19'36" East, a distance of 133.00 feet along the westerly right of way line of 13TH Street; thence South 88°39'39" East, a distance of 4.52 feet to the beginning of a curve tangent to said line; thence a distance of 7.39 feet along the arc of a curve to the right having a radius of 9.50 feet and a central angle of 44°35'50"; thence South 01°19'36" West, a distance of 130.27 feet; thence North 88°39'31" West, a distance of 11.19 feet to the POINT OF BEGINNING. Containing 1481 square feet, more or less.

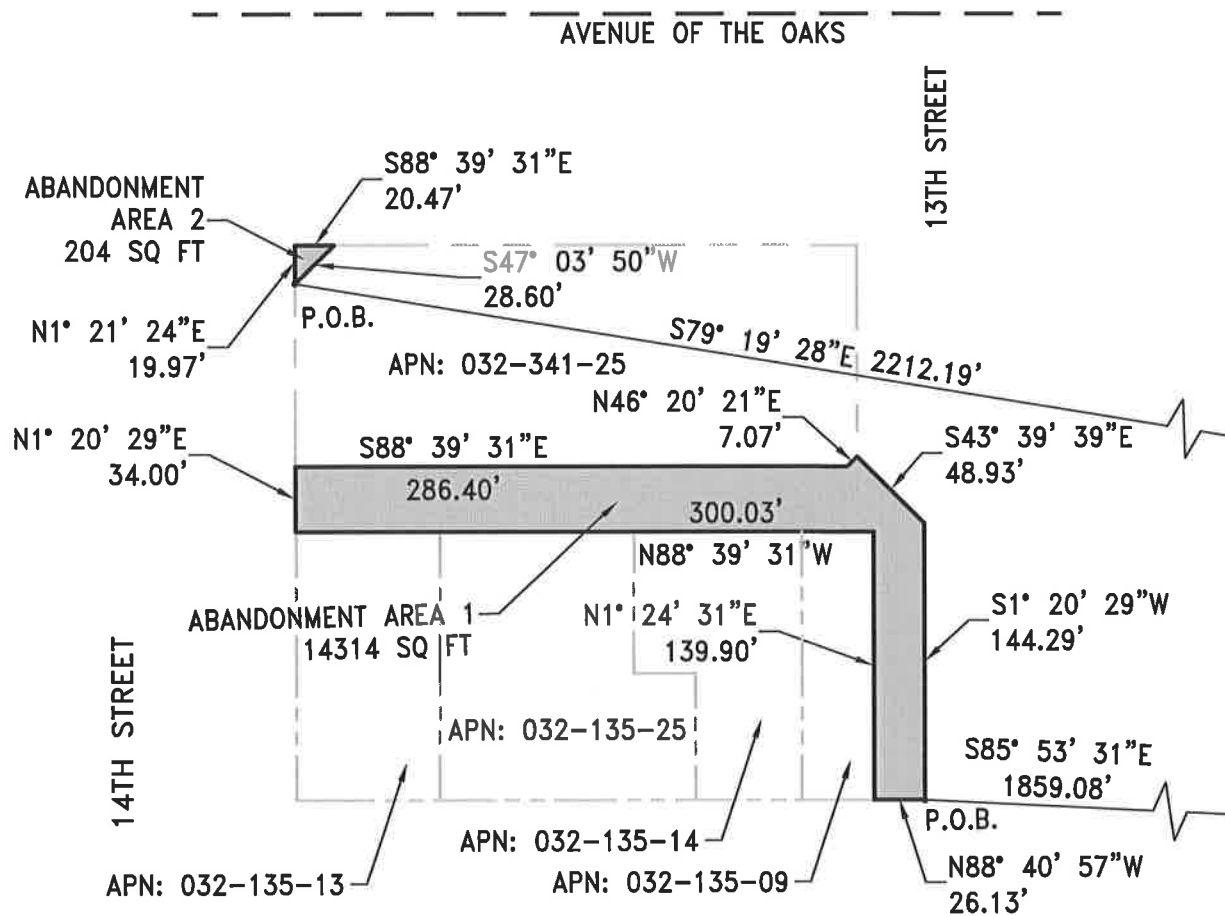
Bearings are based on the grid bearing between City of Sparks GPS control points 2057 & 2010 per Record of Survey 3885 as recorded within the Official Records of Washoe County, Nevada. (North 87°02'39" East)

Prepared By: Harlan King, PLS 5665
7490 Longley Lane #B
Reno, NV 89511





SEE EXHIBIT B SHEET 2



EXHIBIT

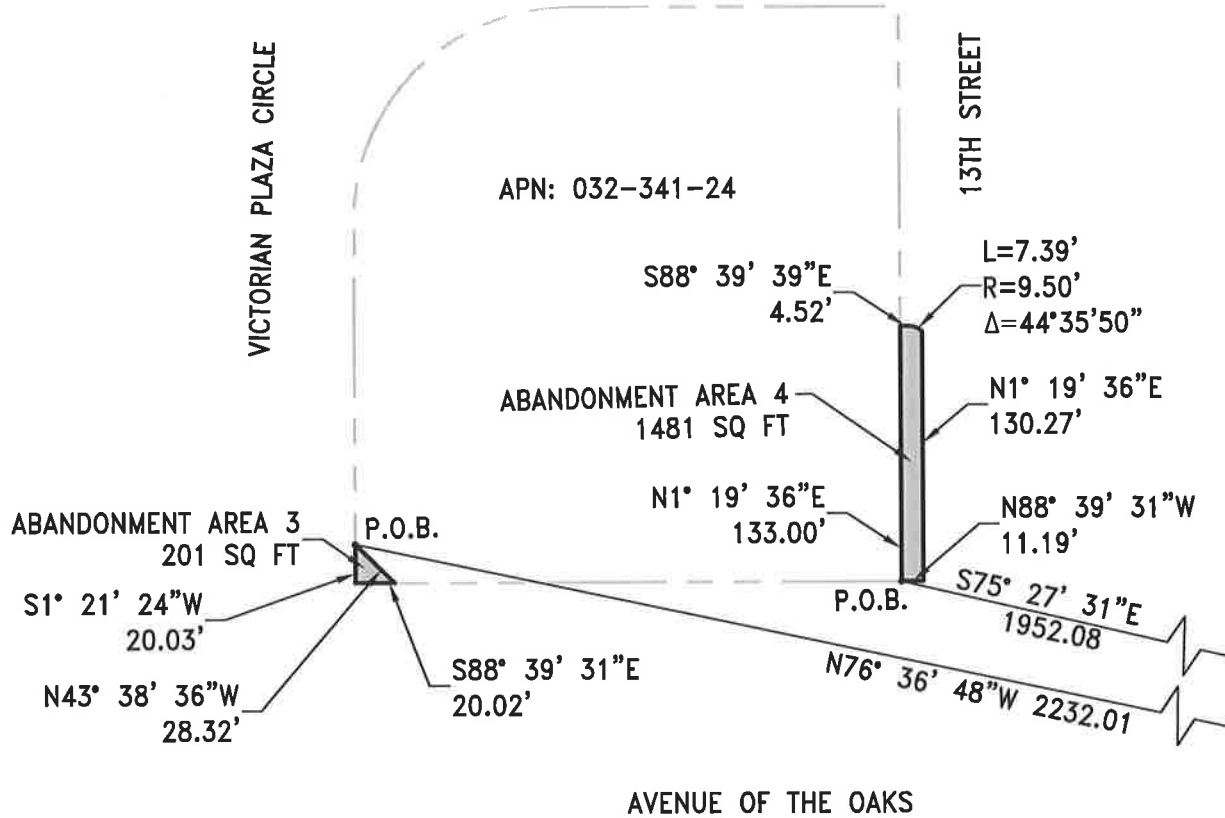
B

SHEET 1

FOUNTAINHOUSE
AT VICTORIAN SQUARE
ABANDONMENT EASEMENTS



1000 Kiley Parkway | Sparks Nevada 89436
P 775.502.8552 W christynv.com



EXHIBIT

B

SHEET 2

FOUNTAINHOUSE
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